

B4 (Official Form 4) (12/07)

**United States Bankruptcy Court**  
**Southern District of California**

In re Citizens Development Corp.

Debtor(s)

Case No. 10-15142-LT11Chapter 11

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS - AMENDED**

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <i>Amount of claim [if secured, also state value of security]</i>
RON FRAZAR P.O. BOX 4970 WHITEFISH, MT 59937	RON FRAZAR P.O. BOX 4970 WHITEFISH, MT 59937	Guarantee of Loan to Affiliate	Contingent	6,000,000.00
CALIFORNIA CREDIT UNION 701 N. BRAND BLVD 3RD FLOOR GLENDALE, CA 91203	California Credit Union 701 N. BRAND BLVD, 3RD FLOOR GLENDALE, CA 91203 (818) 291-5578		Contingent	5,922,568.00
EL TOREADOR PROP GRP/J SERHAN c/o WM J CALDARELLI ESQ. 550 W. C STREET, SUITE 700 SAN DIEGO, CA 92101	EL TOREADOR PROP GRP/J SERHAN c/o WM J CALDARELLI ESQ. 550 W. C STREET, SUITE 700 SAN DIEGO, CA 92101	Guarantee of Loan to Affiliate	Contingent Unliquidated Disputed	4,000,000.00
BANK OF THE WEST 180 MONTGOMERY ST, 25TH FLOOR SAN FRANCISCO, CA 94104	Liz Tuquero Bank of the West 180 MONTGOMERY ST, 25TH FLOOR San Francisco, CA 94104 (858) 964-2400		Contingent	3,000,000.00
SAN DIEGO COUNTY TREASURER-TAX COLLECTOR P. O. BOX 129009 SAN DIEGO, CA 92112	SAN DIEGO COUNTY TREASURER-TAX COLLECTOR PO BOX 129009 SAN DIEGO, CA 92112 (877) 829-4732			237,637.27
JANI-KING OF CALIF, INC.-SDO FILE 749318 LOS ANGELES, CA 90074-9318	JANI-KING OF CALIFORNIA, INC.-SDO FILE 749318 LOS ANGELES, CA 90074-9318 (619) 682-3400			77,761.38
CALIFORNIA STATE BOARD OF EQUALIZATION P.O. BOX 942879 SACRAMENTO, CA 94279	CALIFORNIA STATE BOARD OF EQUALIZATION P.O. BOX 942879 SACRAMENTO, CA 94279	Sales & Use Tax		58,892.23
CA STATE BOARD OF EQUALIZATION P.O. BOX 942879 SACRAMENTO, CA 94279-8006	CA State Board of Equalization P.O. Box 942879 Sacramento, CA 94279-8006			56,241.45

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(Continuation Sheet)

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<b>FOLEY &amp; LARDNER LLP</b> 555 SOUTH FLOWER STREET SUITE 3500 LOS ANGELES, CA 90071-2411	<b>FOLEY &amp; LARDNER LLP</b> 555 S. FLOWER ST., SUITE 3500 LOS ANGELES, CA 90071-2411 (213) 972-4500			<b>36,637.04</b>
<b>SAN DIEGO COUNTY TREASURER</b> 1600 PACIFIC COAST HIGHWAY ROOM 162 SAN DIEGO, CA 92101	<b>SAN DIEGO COUNTY TREASURER</b> 1600 PACIFIC COAST HIGHWAY ROOM 162 SAN DIEGO, CA 92101	<b>Transient Occupancy Tax</b>		<b>31,664.32</b>
<b>VALLECITOS WATER DISTRICT</b> 201 VALLECITOS DE ORO SAN MARCOS, CA 92069-1453	<b>VALLECITOS WATER DISTRICT</b> 201 VALLECITOS DE ORO SAN MARCOS, CA 92069-1453 (760) 744-0460			<b>31,133.44</b>
<b>SAN DIEGO GAS &amp; ELECTRIC</b> P.O. BOX 25111 SANTA ANA, CA 92799-5111	<b>SAN DIEGO GAS &amp; ELECTRIC</b> P.O. BOX 25111 SANTA ANA, CA 92799-5111 (800) 411-7343			<b>31,075.06</b>
<b>SAN DIEGO COUNTY TREASURER - TAX COLLECTOR</b> P.O. BOX 129009 SAN DIEGO, CA 92112	<b>SAN DIEGO COUNTY TREASURER - TAX COLLECTOR</b> P.O. BOX 129009 SAN DIEGO, CA 92112	<b>Property Taxes</b>		<b>28,142.84</b>
<b>VANORSDALE INSURANCE SERVICES</b> 4909 MURPHY CANYON RD STE 510 SAN DIEGO, CA 92123	<b>VANORSDALE INSURANCE SERVICES</b> 4909 MURPHY CANYON RD STE 510 SAN DIEGO, CA 92123 (858) 541-2900			<b>25,519.50</b>
<b>SAN DIEGO COUNTY TREASURER</b> 1600 PACIFIC COAST HIGHWAY ROOM 162 SAN DIEGO, CA 92101	<b>SAN DIEGO COUNTY TREASURER</b> 1600 PACIFIC COAST HIGHWAY ROOM 162 SAN DIEGO, CA 92101	<b>Personal Property Unsecured Taxes</b>		<b>25,219.69</b>
<b>HAINESLAW</b> Laurence F. Haines, Esq. 139 East Third Ave., Ste. #108 ESCONDIDO, CA 92025	<b>HAINESLAW</b> Laurence F. Haines, Esq. 139 East Third Ave., Ste. #108 ESCONDIDO, CA 92025 (760) 741-4529			<b>24,871.47</b>
<b>KITABAYASHI DESIGN STUDIO</b> 1227 J STREET SAN DIEGO, CA 92101	<b>KITABAYASHI DESIGN STUDIO</b> 1227 J STREET SAN DIEGO, CA 92101 (619) 232-9116		<b>Disputed</b>	<b>19,427.50</b>

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STEVE I. KASTNER, ESQ. 101 WEST BROADWAY, #1700 SAN DIEGO, CA 92101	STEVE I. KASTNER, ESQ. 101 WEST BROADWAY, #1700 SAN DIEGO, CA 92101	Legal Services		17,570.71
ACUSHNET/TITLEST P.O. BOX 88112 CHICAGO, IL 60695-1112	ACUSHNET/TITLEST P.O. BOX 88112 CHICAGO, IL 60695-1112 (800) 225-8500			15,880.76
BANK OF AMERICA P.O. BOX 15731 WILMINGTON, DE 19886-5731	BANK OF AMERICA P.O. BOX 15731 WILMINGTON, DE 19886-5731 (800) 462-0505			13,030.90

**DECLARATION UNDER PENALTY OF PERJURY  
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, the President of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date October 4, 2010

Signature /s/ Matthew C. DiNofia  
**Matthew C. DiNofia**  
President

*Penalty for making a false statement or concealing property:* Fine of up to \$500,000 or imprisonment for up to 5 years or both.  
18 U.S.C. §§ 152 and 3571.